

Zoning Committee Meeting
Tuesday, July 29, 2008 @ 6:30 PM

ITEM #1

Application for a Zone Change from Res A to Res B for 33,132 +- SF of property located at 81 Jacob St. Purpose: construct a single duplex and a single family dwelling.

Applicant: Martin LaLiberte
267 Batchelor St.
Granby, MA 01033.

ITEM #2

Application for a Zone Change from Res A to Bus A for 880.15 SF of property located at the rear of 22-24 Burton St. Purpose: combine with the adjacent 1.3 acre property on Center St. for new commercial development.

Applicant: The Colvest Group, Ltd
360 Bloomfield Ave., Suite 208
Windsor, CT 06095.

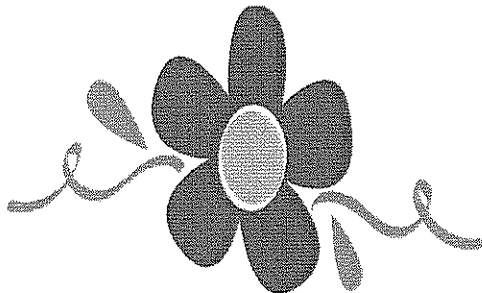
ITEM #3

Application for a Zone Change from Res C to Commercial A-1 for approx. 24,500 SF. of property located at corner of Dallaire Ave. & Grattan St. as shown on Assessor's Map 419 and 420. Purpose: Construct a dental office and other professional services.

Applicant: Ruth Mercer
12 Dallaire Ave.
Chicopee, MA 01020.

ITEM #4

Minutes - June 24, 2008





CHICOPEE BOARD OF ALDERMEN
ZONING COMMITTEE

ACCEPTED 9-30-08

MEMBERS

Jean Croteau, Chairman
Dino A. Brunetti, Vice-Chairman
James Tillotson
George Moreau
John Vieau
Fred Krampits
Donald Demers

MINUTES
July 29, 2008

The following are the minutes of a public hearing held Tuesday, July 29, 2008 at 6:30 PM in the Aldermanic Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present Croteau, Brunetti, Tillotson, Vieau. Demers, Krampits

Absent: Moreau

Also Present Kate Brown (Planning Director), Dan Garvey (City Solicitor), Alderman Swider, Alderman Zygarowski

The meeting was called to order at 6:30 PM

ITEM #1

A petition for a Zone Change from Residence A to Residence B for 33,132 square feet of property located at 81 Jacob Street for the purpose of construction of a single duplex and a single family dwelling.

Applicant: Martin LaLiberte
267 Batchelor Street
Granby, MA 01033

Martin and Becky LaLiberte were present at the meeting.

The applicant stated that he currently owns the property. There is a single family 1930's home on the property. His plan is to construct a single family home and a duplex. The duplex he would then treat similar to a condo and sell each unit to two individuals.

Public Input

Ronald Surrell, 66 Jacob Street, asked what would happen to his property value should this zone change be approved. He also stated that there is no guarantee that the duplex will not become a rental property because the new owner could turn around and rent it instead of residing in it.

Frank Laflamme, 25 Baril Lane, stated that he was contacted by some neighbors of this area to come and speak on their behalf. They are not all against it they just have concerns with this property becoming rental property.

Ann Hebert, 58 Jacob Street, stated that she has the same concerns as Mr. Surrell.

There were some questions raised as to the square footage of the property. It appears that the application is for the entire parcel and not just the part where the duplex would be built.

Report from Planning Board read stating that the Board voted against the zone change. "The proposed zone change would create a "spot zone". While there is Business A zoning in the area, the residential zoning is exclusively Residential A. It would also impose a use that is not represented in the neighborhood. An unintended consequence of rezoning the entire parcel Residential B is that it would allow by right three duplexes, even though that is not the stated intent. There is adequate area for the existing house and two new single family homes by right. The neighborhood is already negatively impacted by its proximity to the shopping area and the addition of a two-family would not improve property values."

Committee vote: 6 -0 unfavorable.

Reasons for Denial

Planning Board reasons and recommendations

Neighborhood concerns

ITEM #2

A petition for a Zone Change from Residence A to Business A for 880.15 square feet of property located at (at rear of) 22-24 Burton Street for the purpose of combining with the adjacent 1/3 acre Center Street property for the purpose of a new commercial development.

Applicant The Colvest Group, Ltd.
360 Bloomfield Avenue, Suite 208
Windsor, CT

Peter LaPointe, Vice-President Real Estate and Construction, was present at the meeting. He stated that CVS is purchasing this 880.15 square feet area to be able to provide a drive-through pharmacy window.

Committee vote: 6 – 0 favorable.

ITEM #3

A petition for a Zone Change from Residence C to Commercial A-1 for approximately 24, 500 square feet of property located at the corner of Dallaire Avenue and Grattan Street as shown on Assessor's Maps 419 and 420 filed herewith for the purpose of the property is currently zoned Residence C. There has been a pre-existing non-conforming use as a rest home. The new owner wished to use the property for his dental practice and provide other professional services. The Zone Change will be consistent with the existing use of the property. No zone change is requested for that portion of the property now zoned business.

Applicant Ruth Mercer
12 Dallaire Avenue
Chicopee, MA.

Thomas Miranda, attorney for Dr. Brett Denhart, and Hopey Isham were present at the meeting.

Attorney Miranda stated that Dr. Denhart is the current owner of the property. The attorney will forward a letter from Mrs. Mercer to attorney Garvey stating that she sold the property. Dr.

Denhart currently has his practice at 1066 Granby Road and would like to move it to this location because it will better serve his practice. Mr. Hopey Islam, is the contractor that will be doing all the work on the property. The current building will need much improvement including removing asbestos from the building. The property is large enough where a lot of the current grass and trees will not be touched.

PUBLIC INPUT

Albert Labrie, 23 Dallaire Avenue, stated that the current parking situation on Dallaire Avenue is tight and he is concerned about adding more cars to the street.

Steven Boutin, 18 Dallaire Avenue, also stated that he would not want to see customers parking on the street because it would create an even worse situation then currently exists.

Julien Beauchemin, also stated that he is concerns about the lack of parking especially in the winter when snow is piled on the streets.

Alderman Brunetti stated that Dr. Denhart is his brother's current abutter and he is a great neighbor on Granby Road and he knows that he will be a great neighbor on Dallaire Avenue.

Alderman Tillotson stated that there is plenty of space available on the property to create additional parking spaces to avoid customer parking on the street.

Dr. Denhart that he is not opposed to creating more parking spaces on his property.

Committee vote: 6 -0 favorable.

ITEM #4

Minutes – June 24, 2008

Motion made to approve. Motion passed.

Meeting adjourned at 7:55 PM.